

Docket Item # 4
BZA Case #2016-00018

Board of Zoning Appeals
January 12, 2017

ADDRESS: 1208 PRINCE STREET
ZONE: CL, COMMERCIAL LOW
APPLICANT: COREY DONOVAN and JENNIFER MULLETT by MICHAEL
DETOMO, ARCHITECT

ISSUE: Special exception to construct a third floor on an existing rear addition and
construct a new two- story addition in the required east side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
4-106(2)(a)	Side Yard (east)	9.17* feet	5.74 feet	2.26 feet

*Based on a 1:3 ratio with a minimum of 8.00 feet for a height of 27.50 feet

The staff **recommends approval** of the requested special exception because the request meets the
criteria for a special exception, including the following condition that

If the Board decides to grant the requested special exception with the following condition it must
comply with the code requirements under the department comments and the applicant must submit
the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a
licensed surveyor confirming building footprint, setbacks, and building height compliance from
average preconstruction grade and (2) certification of floor area from a licensed architect or
engineer. The special exception must also be recorded with the deed of the property in the City's
Land Records Office prior to the release of the building permit.



BZA Case #2016-0018
1208 Prince Street



I. Issue

The applicant is proposing to increase the height of an existing two story addition to create a third floor and to construct a two-story addition with an open roof deck at 1208 Prince Street. The proposed addition would be constructed in line with the side wall of the existing rear addition within the required east side yard setback necessitating a special exception.



II. Background

The subject property, an interior lot, is one lot of record with 21.14 feet of frontage facing Prince Street. The side lot lines are 100.00 feet long including at the west side shared party wall, and the lots lines are 21.14 at the front and rear. According to the plat, the property contains 2,114 square feet of lot area.

The property is currently developed with a two story semi-detached dwelling located 0.8 feet off of the front property line facing Prince Street. The distance from the east property line is 4.94 feet at the front wall but increases slightly further back where there is a taper in the side wall. The setback from the rear approximately is 58.40 feet. According to Real Estate Assessment, the property was constructed in 1820.

The subject property is within the locally regulated Old and Historic Alexandria District (OAHD). The proposed project will require approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness from the OHAD Board of Architectural Review (BAR). The project is expected to be heard by the BAR in February 2016.

1208 Prince Street is one of a pair of two-story, two-bay brick, side gable roofed, semi-detached townhouses constructed in a vernacular Federal style in the mid 19th century.

Based on preliminary meetings with BAR staff, the proposed addition has been designed to preserved the existing rear slope of the roof of the main body of the historic house and to be below the sight line of a pedestrian standing across the street.

CL Zone	Requirement	Existing	Proposed
Lot Area	2,500 Sq. Ft.	2,114 Sq. Ft	2,114 Sq. Ft.
Lot Frontage/Width	37.50 Ft.	21.14 Ft.	21.14 Ft.
Front Yard	20.00 Ft	0.80 Ft.	0.80 Ft.
Side Yard (east)	8.00 Ft.	4.94 Ft.	4.94 Ft.
Side Yard (west)	0.00 Ft	0.00 Ft	0.00 Ft.
Rear Yard	1:1 minimum 8.00	58.40 Ft.	44.16 Ft.
Open Space	845.6 Sq. Ft	807 Sq. Ft.	846 Sq. Ft.
Net FAR	Max: 1585.50 Sq. Ft. (.75)	1072.00 Sq. Ft	1521.7 Sq. Ft.

III. Description

The applicant proposes to increase the height of an existing two story addition to create a third floor and extend the existing non-complying wall that sits 5.74 from the east side property line.

The extended third floor on the existing rear addition will measure 14.97 feet by 15.28 feet for a total of 228.74 square feet.

The new two-story rear addition would measure 14.24 feet by 15.28 feet for a total of 217.59 square feet per floor. The increase in height of the existing addition that sits in the require side yard will accommodate the new roof deck that is being proposed for the new addition. The new roof deck will measure 16.23 feet by 15.28 feet for a total of 247.99 square feet.

The height to the midpoint of the shed roof for the existing addition is to be increased in height ~~is~~ to 27.50 feet. The height of the proposed new two-story addition is approximately 18.00 feet in height to the roof and 22.00 feet to the top of the rail for the proposed roof deck.



Figure 1
Existing Conditions

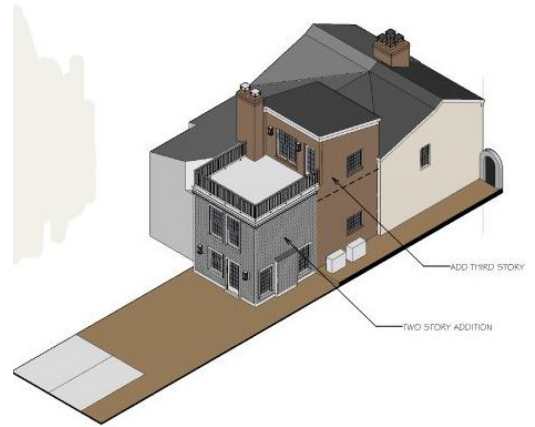


Figure 2
Proposed Conditions

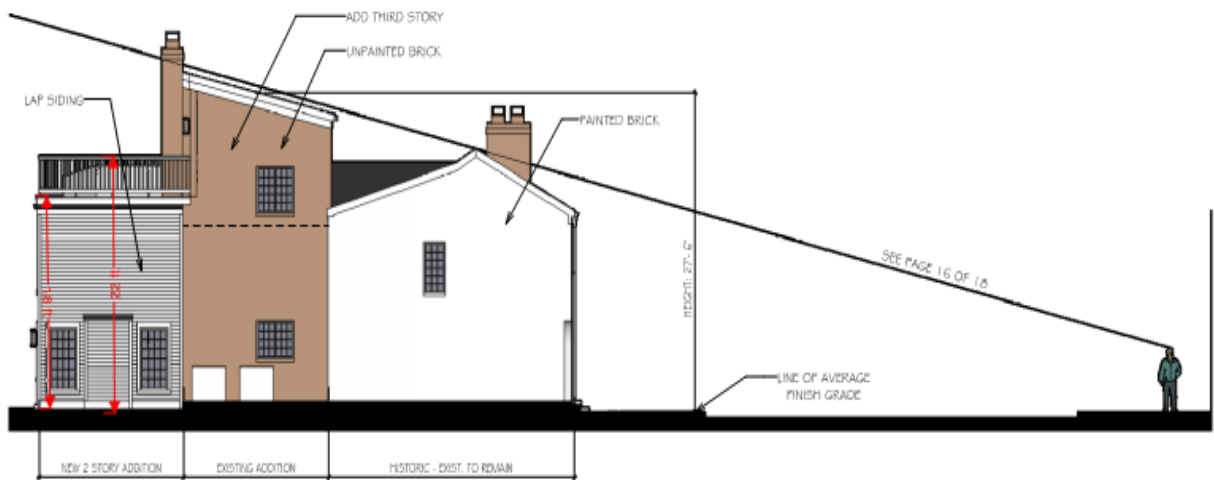


Figure 3
Height Elevations

Two HVAC units are to be located next to the existing rear addition that sits within the 5.74 east side yard setback. The adjacent neighbor at 1206 Prince Street has signed the HVAC/ac waiver that would allow the equipment in the required side yard. This area does not meet the minimum dimensions to be counted as complying open space.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

There have been no variances or special exceptions previously granted for the subject property.

IV. Master Plan/Zoning

The subject property is zoned CL, Commercial Low, and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the Old Town Small Area Plan.

V. Requested Special Exception:

4-106(2)(a) Side Yard (East)

The applicant requests a special exception of 2.26 feet from the required 8.00 feet side yard to construct a two-story addition 5.74 feet from the east side property line.

For the existing addition that will increase in height to create a third floor, a special exception of 3.43 from the required side yard of 9.17 feet from the east property line.

VI. Noncomplying Structure/ Substandard Lot

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance/Substandard</u>
Lot Area	2,500 Sq. Ft.	2,114 Sq. Ft.	386 Sq. Ft.
Front Yard	20.00 Feet	0.80 Feet	19.20 Feet
Side Yard	8.00 Feet	4.94 Feet	3.06 Feet
Lot Frontage	37.50 Feet	21.14 Feet	16.36 Feet
Lot Width	37.50 Feet	21.14 Feet	16.36 Feet

VII. Special Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and

enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

The request to raise the height of the existing two story addition to create a 3rd story addition and the proposal to construct a new two- story rear addition with roof deck will not induce irreparable harm or damage to either of the adjacent property. The proposed rear wall of the new addition would generally align with the rear walls of many of the other dwellings in this row along this block. The proposed 3rd story addition has been designed so as to reduce its visibility from the street.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

The applicant proposed addition will have negligible impact on light and air with respect to the increase in height or the extension of the existing non complying wall. The property located next door at 1210 Prince Street currently has a second floor addition that is currently taller than the subject property. The addition of a third floor will have no impact.

With respect to the new two story addition, the subject property will extend approximately 3.50 feet longer than the existing rear addition at 1210 Prince Street. The subject property has a shared party wall with 1210 Prince Street on the west property line. There are no setback requirements on this side of the property. While there may be a minimal impact to light and air due to the extension of the house, there are no windows facing the subject property on the existing framed addition at the rear of 1210 Prince Street. Because there are no windows, light is not inhibited to any particular room on that side of the house or to any adjacent dwellings. If one were to compare the impact of the proposed addition to the impact the house at 1210 Prince Street currently has on the subject property, the amount is relatively small. The parcel at 1210 Prince Street currently has a rear addition that extends approximately 7.50 feet beyond the existing rear addition at 1208 Prince Street.

The adjacent property located at 1206 Prince Street is a smaller lot; however, the existing two-story dwelling on this lot is taller than the subject property. The portion of 1208 Prince Street that would increase in height from a two-story to a three story should not impose an impact with light and air; however, the addition may now impair light from the west. The impact should be minimal as the subject property has an existing tree that currently shields light coming into that rear addition of 1206 Prince Street.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

Staff does not feel that granting the special exception will alter the essential character of the area. The applicants are not proposing to make any changes to the existing dwelling in the front. That area would be in keeping with the character of the block. With respect to the rear addition, the street shows various roof lines for rear additions to include flat roofs, shed roofs and gable. The increase in height of the existing rear addition will be a shed roof which is consistent with other roof lines on the block face. The applicant has designed the addition in a manner to reduce its visibility from the street. It will be subject to Board of Architectural Review approval, and staff to that Board has indicated that the additions have been designed in a context-appropriate manner.

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

For the addition that will be extended in height, the shed roof line will differ from most in the surrounding area. Most homes in the area have shed roof line facing the side yards, in the case of the new third floor, the shed roof line will be facing the back with the lower portion facing the front of the house and the higher portion facing the rear. This appears to be a design feature to minimize its visibility from Prince Street by lowering its height in its front most section.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

The new rear two-story addition with roof deck represents the only reasonable location for the proposed structure. The addition is being

proposed to be in line with the existing rear structure that currently sits 5.74 feet from the side property line. The front part of the house sits 4.94 feet from the from the side property line. Because the structure is a part of a semi-detached units (two units side by side) a side yard setback is required. Unlike the RM zoning in other parts of Old Town, the CL zone does not waive the side yard setback requirements for lots less than 25.00 feet. The purposed of the additions is to provide for a 3rd bedroom, which would be the master bedroom, and a reasonably sized living room compatible with modern living standards typical of current residential dwellings. This addition enables an existing, historic house to provide a reasonable living space.

VIII. Staff Conclusion

In conclusion staff finds that the proposed addition and the increase in height of an existing rear addition meet the requirements for a Special Exception. The applicant is proposing to build in line with an existing non-complying wall that sits 5.74 feet from the east side property line.

Neighborhood Impact

There will be no neighborhood impact as the existing dwelling in the front will remain, the applicant is proposing to raise the height of the existing rear addition and construct a new two-story rear addition. There are other properties along this block that have additions in the rear; therefore, what the applicant is proposing is consistent with the character of the block.

Light and Air

The new two story addition, the subject property will extend approximately 3.50 feet longer than the existing rear addition at 1210 Prince Street, next door. While there will be minimal impact from the additional length of 3.5 feet, that portion of the building sits at the location of the party wall where a setback is not required.

The property located at 1206 Prince Street is a smaller lot; however, the existing two story structure is taller than the subject property. The portion that will increase in height should not in pose very much impact regarding airflow; however, the addition may now impair light from the west but should be minimal as the subject property has an existing street that currently shields light coming into that rear addition of 1206 Prince Street.

Lot Constraints

The lot is an existing substandard with respect to lot size, lot width, and 1 lot frontage. - The existing house currently sits within the required east side yard setback. The applicant proposal to build in line with the existing non-complying east side wall that sits

5.74 feet from the side property line represents the most reasonable way to construct the addition.

1208 Prince Street is a one of a pair of two-story, two-bay brick, side gable roofed, semi-detached townhouses constructed in a vernacular Federal style in the mid-19th century. Based on preliminary meetings with BAR staff, the proposed addition has been designed to preserve the existing rear slope of the roof of the main body of the historic house and to be below the sight line of a pedestrian standing across the street.

If the applicant were to build an addition to meet the required minimum 8.00 feet side yard setback, the proposed addition would be long and narrow thus not being able to meet the rear yard setback as required by the ordinance.

Staff Conclusion

In conclusion **staff recommends** that the increased height of the existing rear addition as well as the proposed two-story rear addition with open rooftop deck be approved because it meets the criteria for a special exception as described above.

DEPARTMENTAL COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

COMMENTS

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

FINDINGS:

F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

CODE REQUIREMENTS

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of storm water drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

C-1 A building permit, plan review and inspections will be required for new addition.

Recreation (Arborist):

No comments received from this Department.

Historic Alexandria (Archaeology):

Archaeology Finding

1. Tax records indicate that there were structures on this street face as early as 1810, some occupied by free black residents. African-Americans continued to reside on the block both before and after the Civil War. The structure on this lot may have been remodeled in the mid-19th century. The lot may thus contain archaeological resources which could provide insight into the lives of African Americans before, during, and after the Civil War.

Archaeology Recommendations

*1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

3. The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground

disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Board of Architecture Review:

F-1 The subject property is within the locally regulated Old & Historic Alexandria District (OHAD). The proposed project will require approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness from the OHAD Board of Architectural Review (BAR). The project is expected to be heard by the BAR in February 2016.

F-2 1208 Prince Street is a one of a pair of two-story, two-bay brick, side gable roofed, semi-detached townhouses constructed in a vernacular Federal style in the mid-19th century.

F-3 Based on preliminary meetings with BAR staff, the proposed addition has been designed to preserve the existing rear slope of the roof of the main body of the historic house and to be below the sight line of a pedestrian standing across the street.

Other Requirements Brought to the Applicant's Attention:

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Images





APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:

4-106-A-2-a & b

PART A

1. Applicant: Owner Contract Purchaser ☒ Agent

Name Cole & Denny Architects, Michael Detomo

Address 333 N Fairfax Street, Suite 300

Alexandria, VA 22314

Daytime Phone 703-684-5994

Email Address mdetomo@coleanddenny.com

2. Property Location 1208 Prince Street

3. Assessment Map # 074.01 Block 10 Lot 42 Zone CL

4. Legal Property Owner Name Corey Donovan & Jennifer Mullett

Address 1208 Prince Street

Alexandria, VA 22314

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12/12/2016

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	Michael Detomo	1208 Prince Street	0%
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1208 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	Corey Donovan	1208 Prince Street	50%
2.	Jennifer Mullet	1208 Prince Street	50%
3.			

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	Michael Detomo	Agent/Architect	N/A
2.	Corey Donovan	Home Owner	N/A
3.	Jennifer Mullet	Home Owner	N/A

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

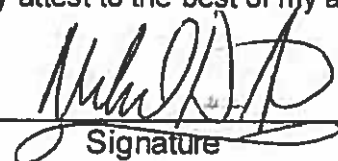
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11-28-2016

Date

Cole & Denny Architects, Michael Detomo

Printed Name


Signature

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5. Describe request briefly:

4-106-A-2-a: The existing side yard setback is 5'-10 5/16" and does not meet the 8'-0" or 1:3 setback requirements.

Application for a special exception to continue to use the existing 5'-10 5/16" sideyard setback at the proposed additions.

4-106-A-2-b: The proposed open space shall include the area of the Roof Deck per the zoning director's approval on 8-3-2016.

Application for a special exception to utilize the proposed roof deck as open space.

6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Cole & Denny Architects, Michael Detomo

Print Name

703-684-5994

Telephone



Signature

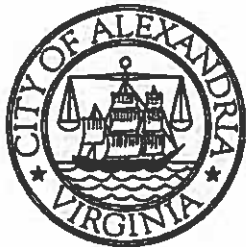
11-28-2016

Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

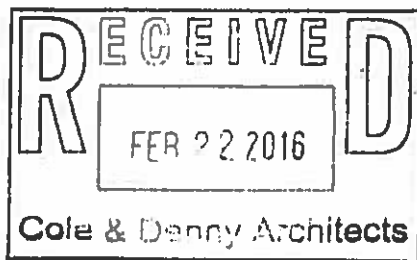
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Revised



2016 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.3903 <http://www.alexandriava.gov/>



COLE & DENNY INC
333 N FAIRFAX ST UNIT:300
Alexandria, VA 22314

License Number: 111090-2016
Account Number: 111090
Tax Period: 2016
Business Name: COLE & DENNY INC
Trade Name: COLE & DENNY INC
Business Location: 333 N FAIRFAX ST UNIT:300
Alexandria, VA 22314

License Classification(s):

Professional Occupations/Businesses
9-071-004
Architect

February 18, 2016

Dear Taxpayer:

This is your 2016 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

COLE & DENNY INC
333 N FAIRFAX ST UNIT:300
Alexandria, VA 22314

License Number: 111090-2016
Account Number: 111090
Tax Period: 2016
Business Name: COLE & DENNY INC
Trade Name: COLE & DENNY INC
Business Location: 333 N FAIRFAX ST UNIT:300
Alexandria, VA 22314

Classification(s): Professional Occupations/Businesses
9-071-004
Architect

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NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

- 1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

4-106-A-2-a: The exception would allow the continued use of the 5'-10 5/16" sideyard setback.

4-106-A-2-b: The exception would allow compliance with the open space requirement.

- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

No impact.

- 3. Explain how the proposed addition will affect the light and air to any adjacent property.**

No affect.

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4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

The addition moves 1208 Prince Street's rear bulk line such that it would align with the bulk line of nearly all other buildings on the south side of the 1200 block of Prince Street and thus match the fabric of the block.

There are other three story homes on the block, and there are other homes on the block with a greater building height than the proposed building height at 1208 Prince Street.

5. How is the proposed construction similar to other buildings in the immediate area?

The proposed addition at 1208 Prince Street is similar to the existing addition at 1210 Prince Street.

Two other houses on the block have openspace roof decks: 1228 Prince Street and 208 S. Payne.

6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.

The addition is careful not to encapsulate the historic original building at 1208 Prince Street.

The addition is not visible above the roof line of the historic original building at 1208 Prince Street as seen from Prince Street.

Alternate plans would require the same special exceptions.

This addition matches the fabric of the block.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

Yes, the homeowner has shared the plans with neighbors.

No statements have been received.

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**B**

DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 1208 Prince Street Zone CL

A2. 2114 x 0.75 = 1585.5
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	407	Basement**	407
First Floor	659	Stairways**	0
Second Floor	659	Mechanical**	69.9
Third Floor	N/A	low ceiling	18.2
		Total Exclusions	495.1
Total Gross *	1725		

B1. Existing Gross Floor Area *
1725 Sq. Ft.

B2. Allowable Floor Exclusions**
495.1 Sq. Ft.

B3. Existing Floor Area minus Exclusions
1229.9 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	221.4	Stairways**	215.8
Second Floor	217.6	Mechanical**	25.9
Third Floor	235.3	Other** low ceiling	100.8
Porches/ Other	N/A	Total Exclusions	342.5
Total Gross *	674.3		

C1. Proposed Gross Floor Area *
674.3 Sq. Ft.

C2. Allowable Floor Exclusions**
342.5 Sq. Ft.

C3. Proposed Floor Area minus Exclusions
331.8 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1561.7 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 1585.5 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

E. Open Space Calculations

Existing Open Space	807
Required Open Space	845.6
Proposed Open Space	846

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Michael Detomo, Cole & Denny Architects

Date: 12-29-2016

AC Waiver – Supplemental Information Form

1. Subject Property Address 1208 Prince Street

2. Property owner Corey Donovan & Jennifer Mullett

3. Name of the company to install A/C unit TBD

4. A/C unit manufacturer TBD

5. Type of A/C unit: ☐ Gas ☒ Electric BTU TBD

6. Size of A/C unit (length & width or diameter) TBD

7. Height of A/C unit TBD

8. Approximate distance from A/C unit to nearest adjacent building (not on subject property) 7 feet 12 ft

9. Is the adjacent building in #8 air-conditioned? yes

10. List other possible location(s) for A/C unit and why the unit cannot be placed there. none

rooftop - can be seen from alley or backyard - impact to more neighbors

11. Distance between the condenser unit and air handler inside 30 ft

12. Does the applicant propose to screen around the A/C unit? Yes

If yes, explain how it will be screened. Fence on property line will screen the units.

13. Address of the adjacent property owner 1206 Prince Street

14. Has the location been explained to the adjacent property owner? Yes

If yes, does the adjacent property owner have any objection to the location of the A/C unit(s)? No objection. when adjacent to chimney

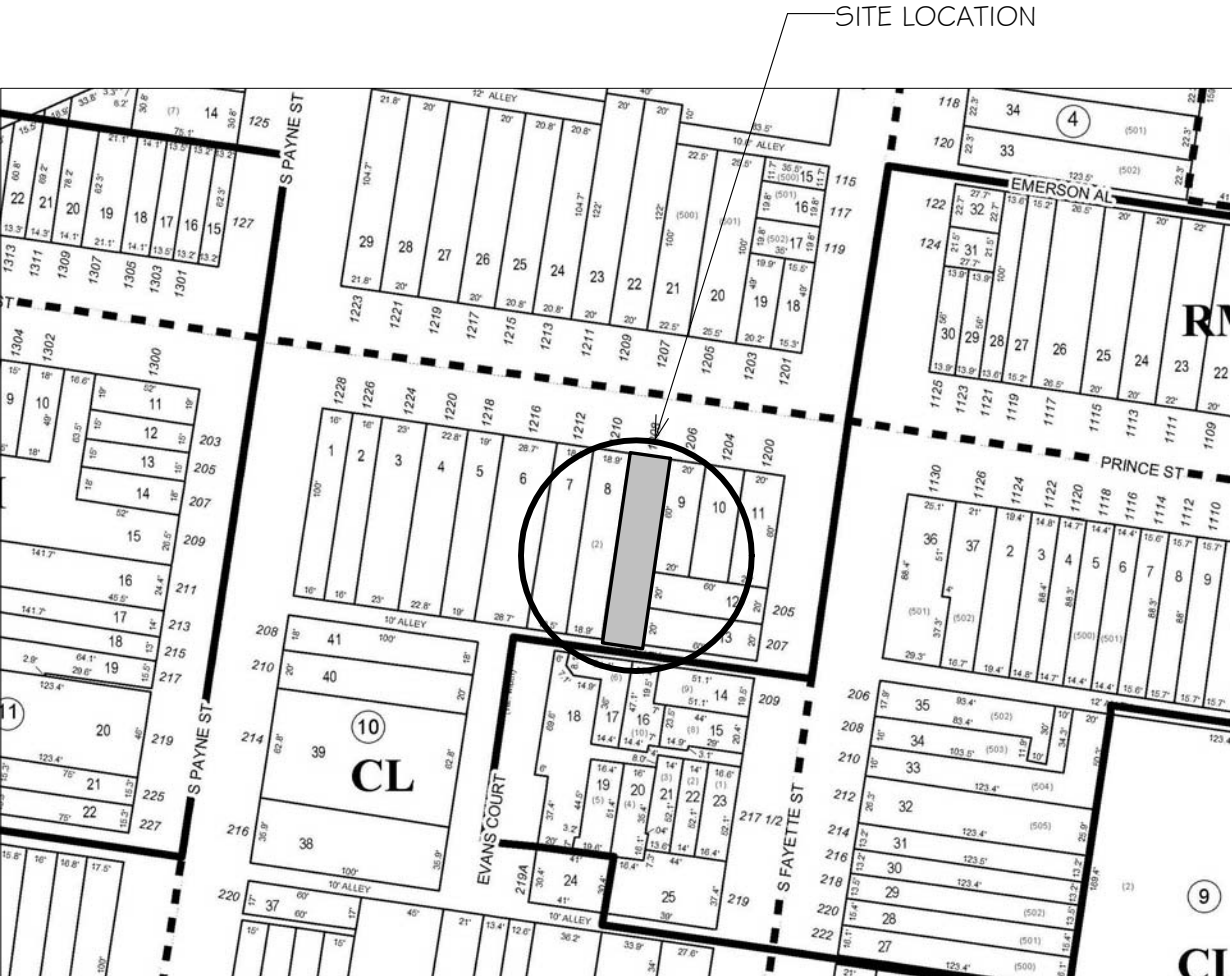
I, Mary Peterson, the owner of record of the property at 1208 Prince Street, have no objection to the location of the proposed A/C condenser unit(s) as described on this form and as shown on the attached survey.

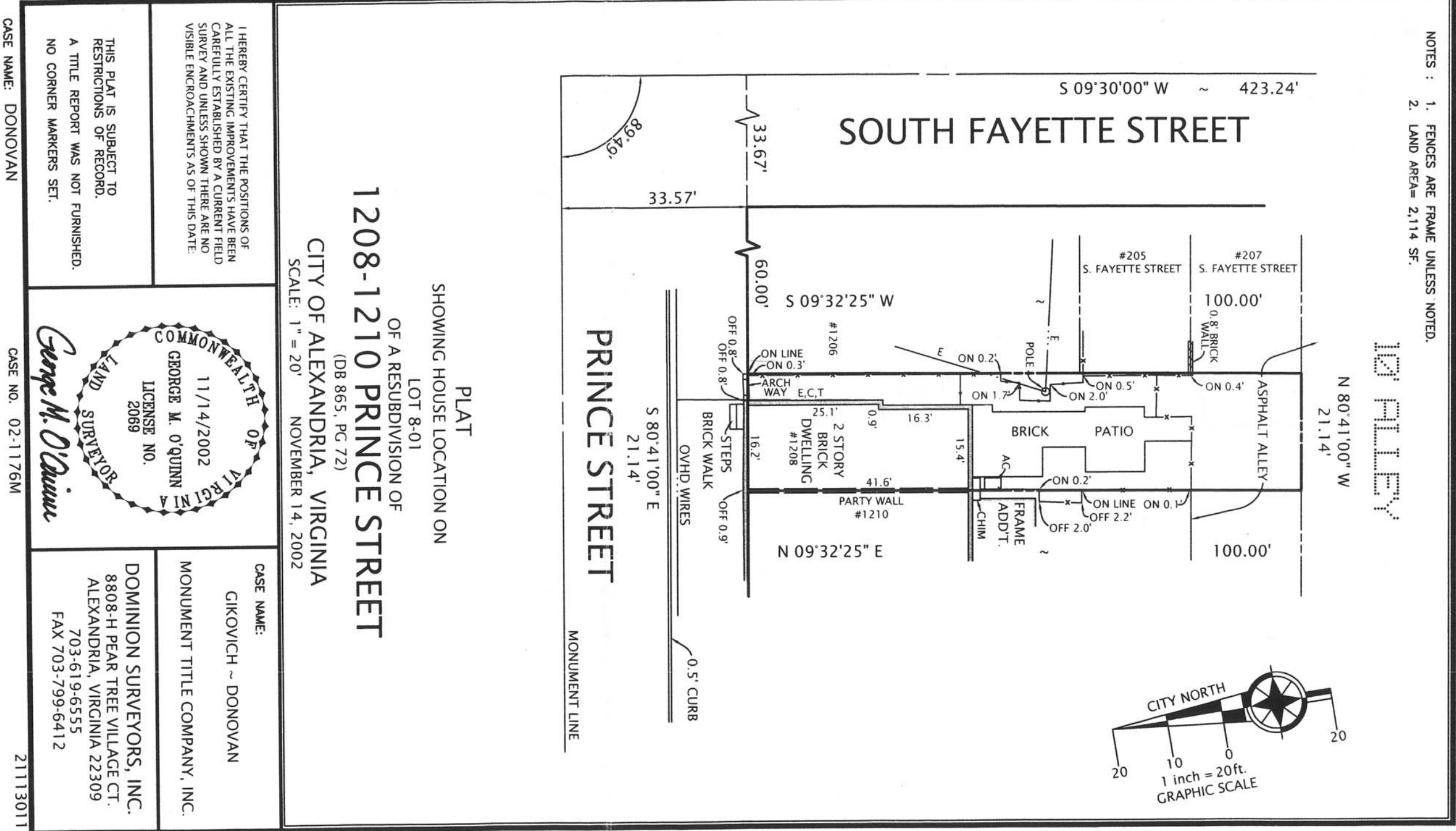
Mary Peterson
(Signature of Adjacent Property Owner)

Mary E. Peterson
(Print Name)

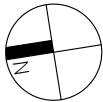
December 22, 2016
(Date)

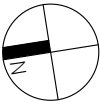
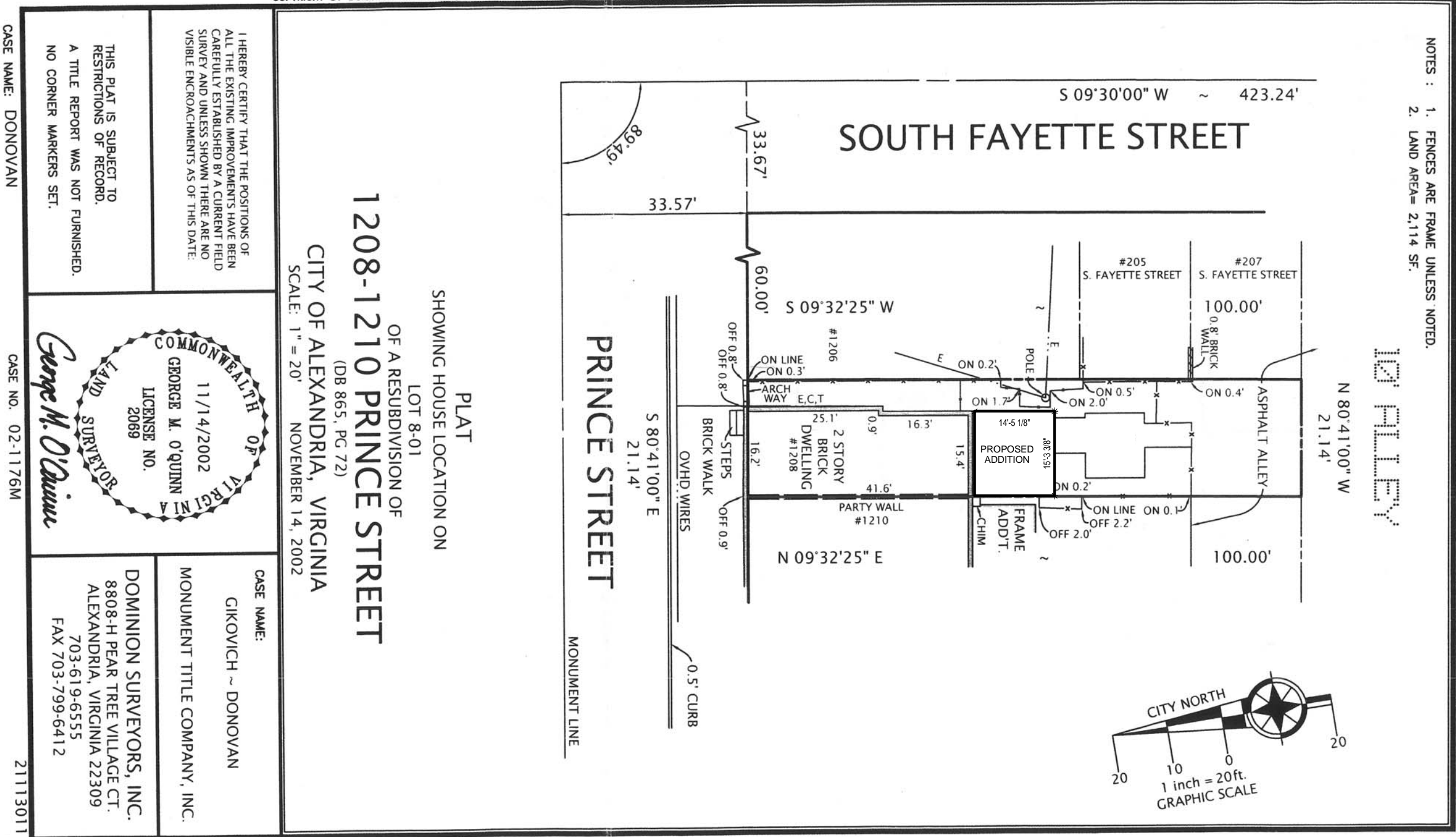
BZA# 2016-00018
Application Materials
1208 Prince Street
12/12/2016

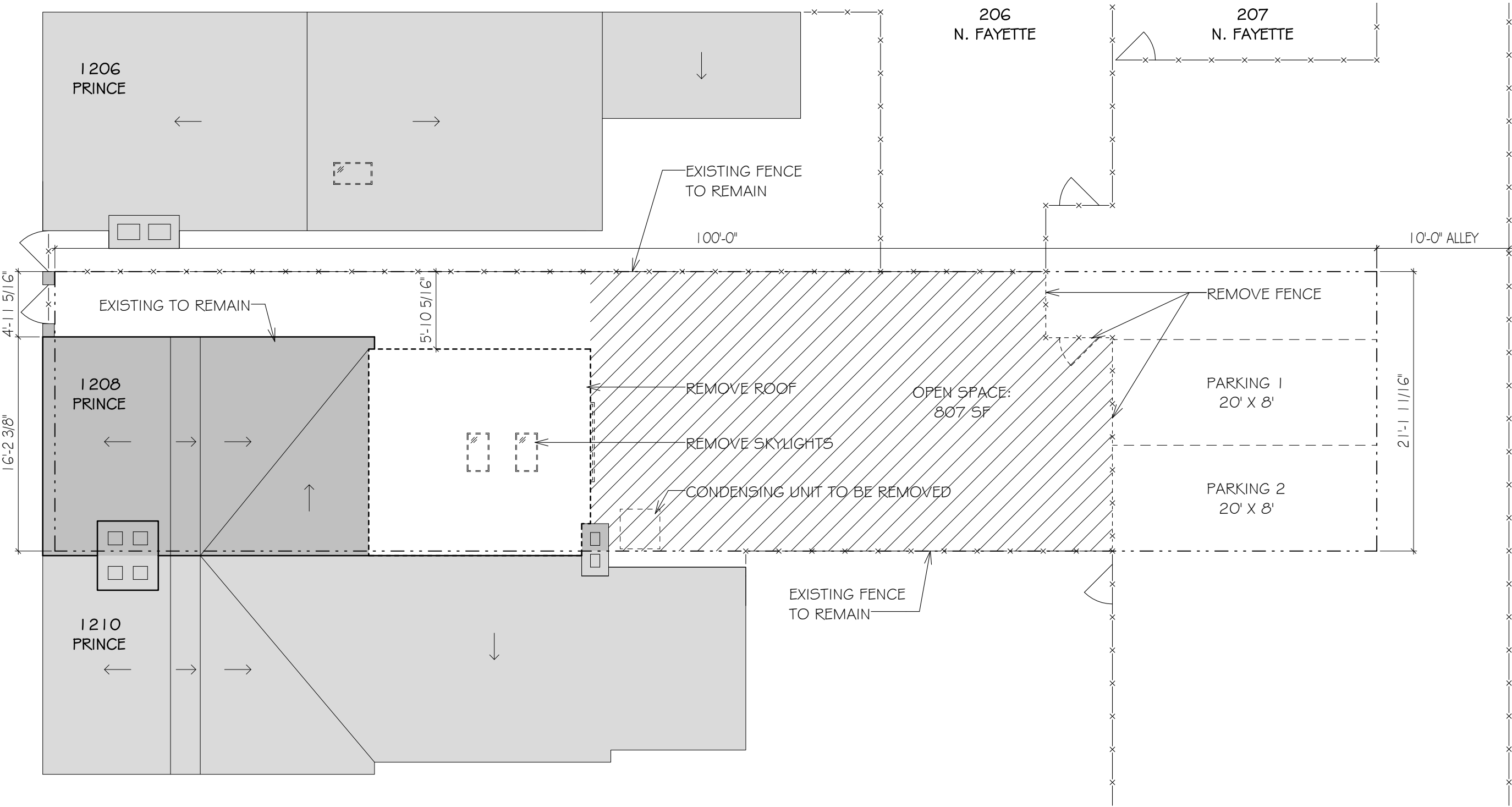




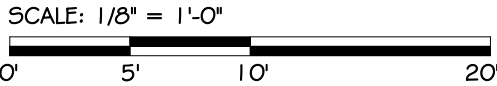
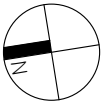
BZA# 2016-00018
Application Materials
1208 Prince Street
12/12/2016

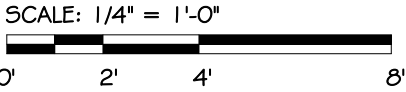
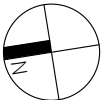
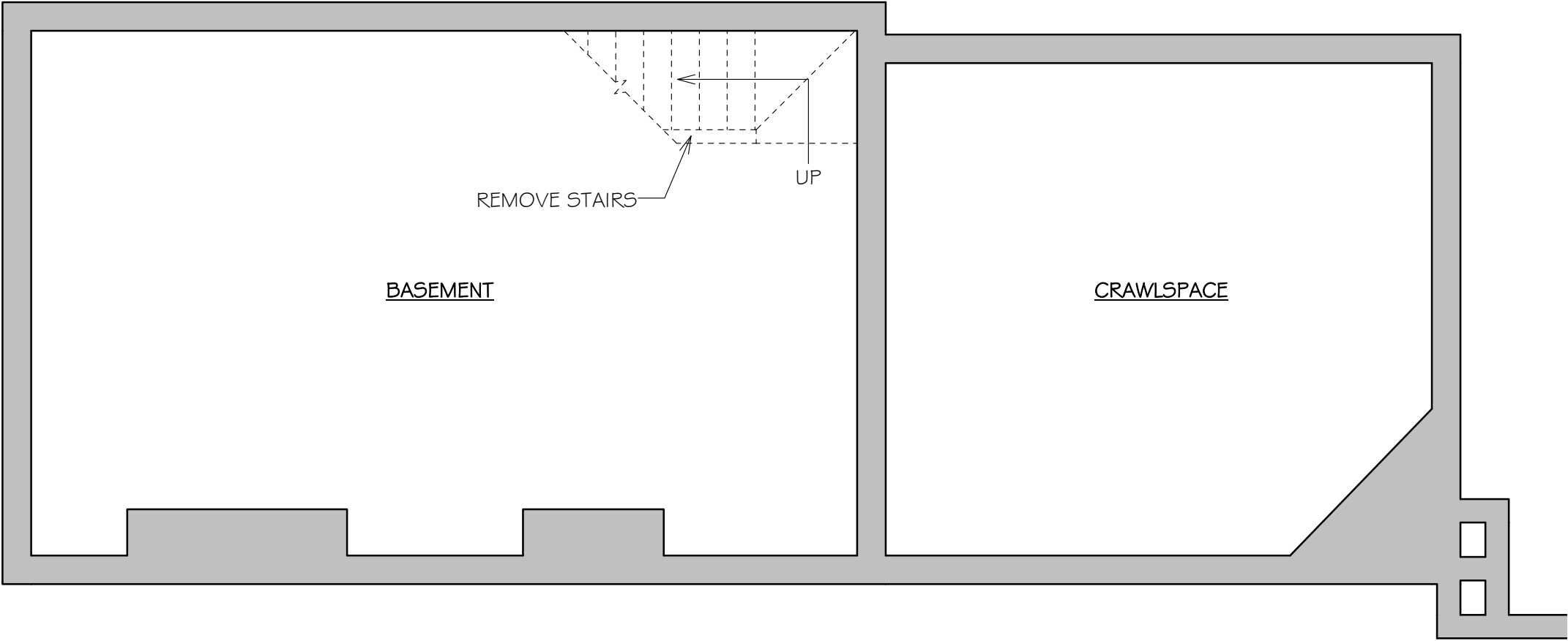




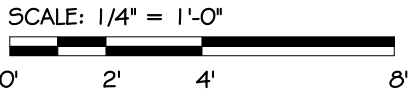
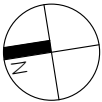
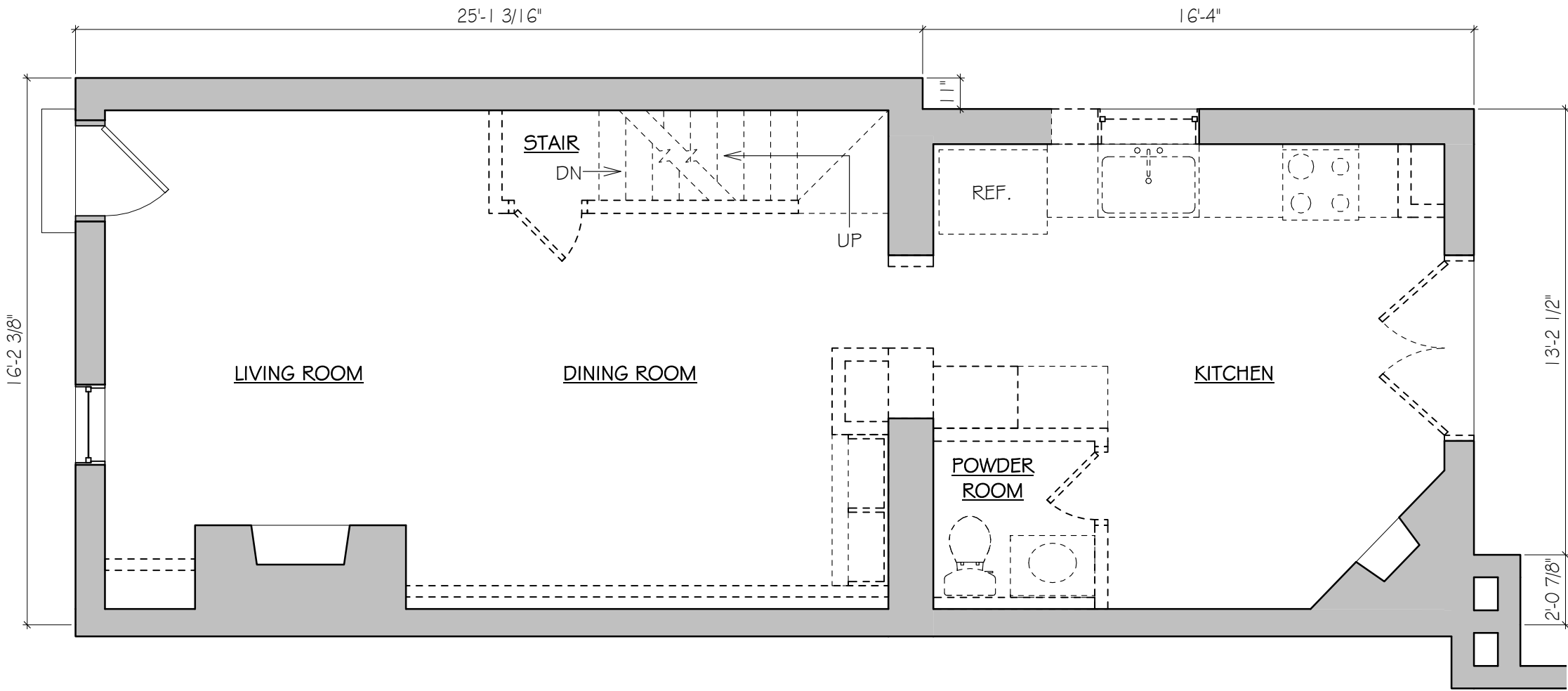


BZA# 2016-00018
Application Materials
1208 Prince Street
12/12/2016

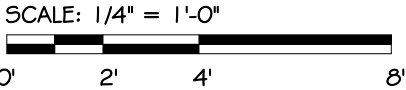
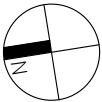
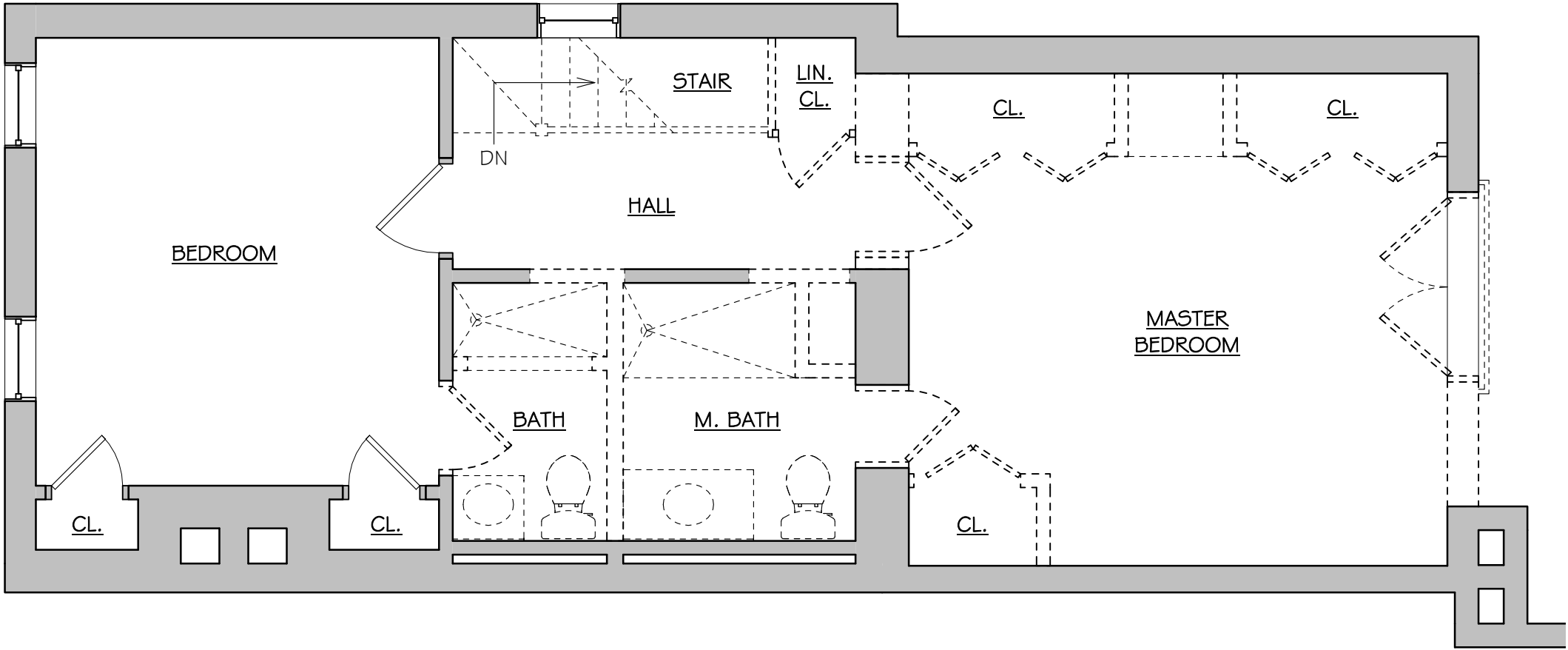


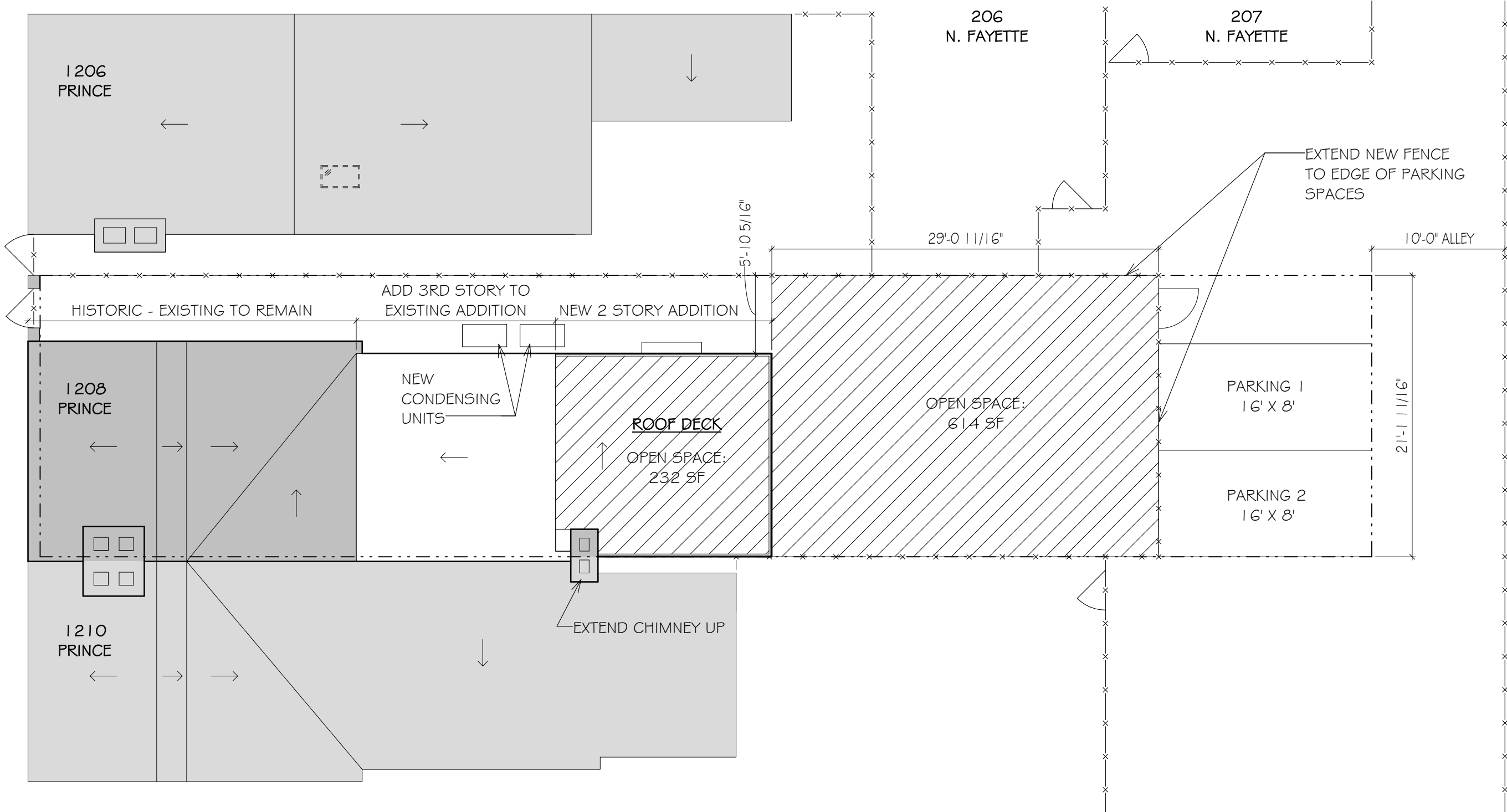


BZA# 2016-00018
Application Materials
1208 Prince Street
12/12/2016



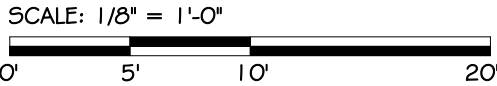
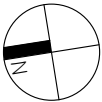
BZA# 2016-00018
Application Materials
1208 Prince Street
12/12/2016



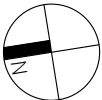
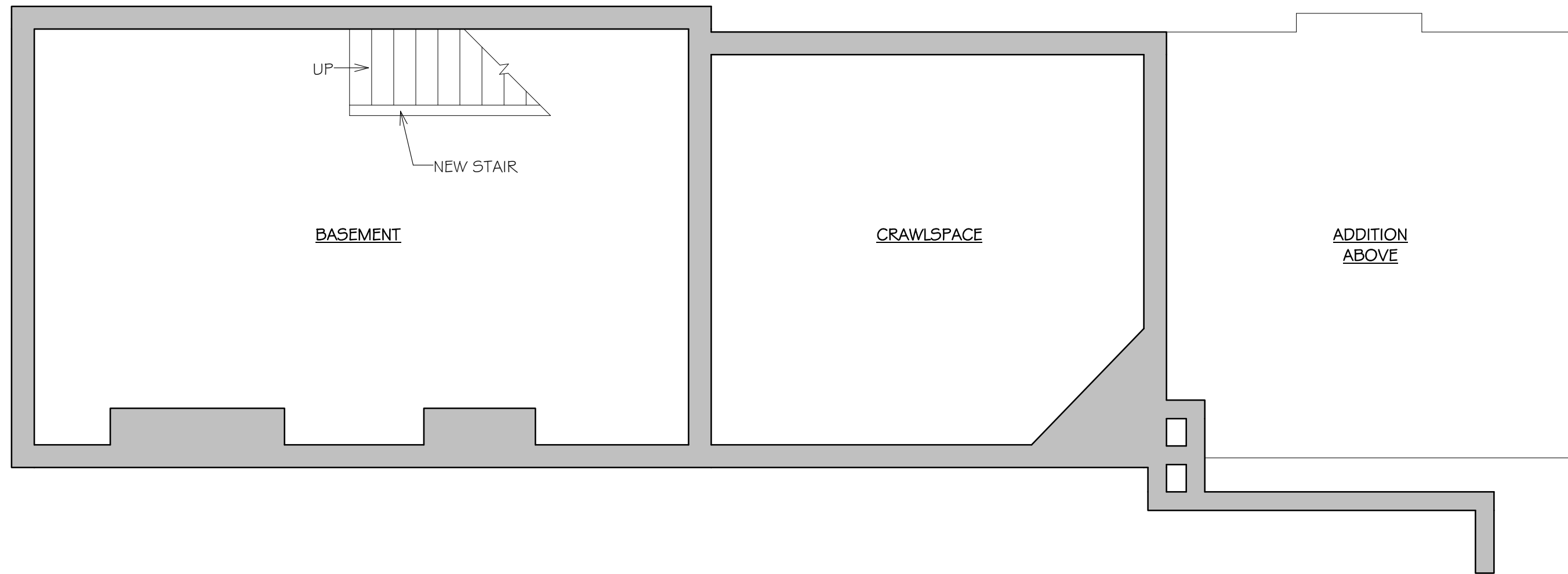


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Application Materials
1208 Prince Street
12/12/2016

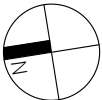
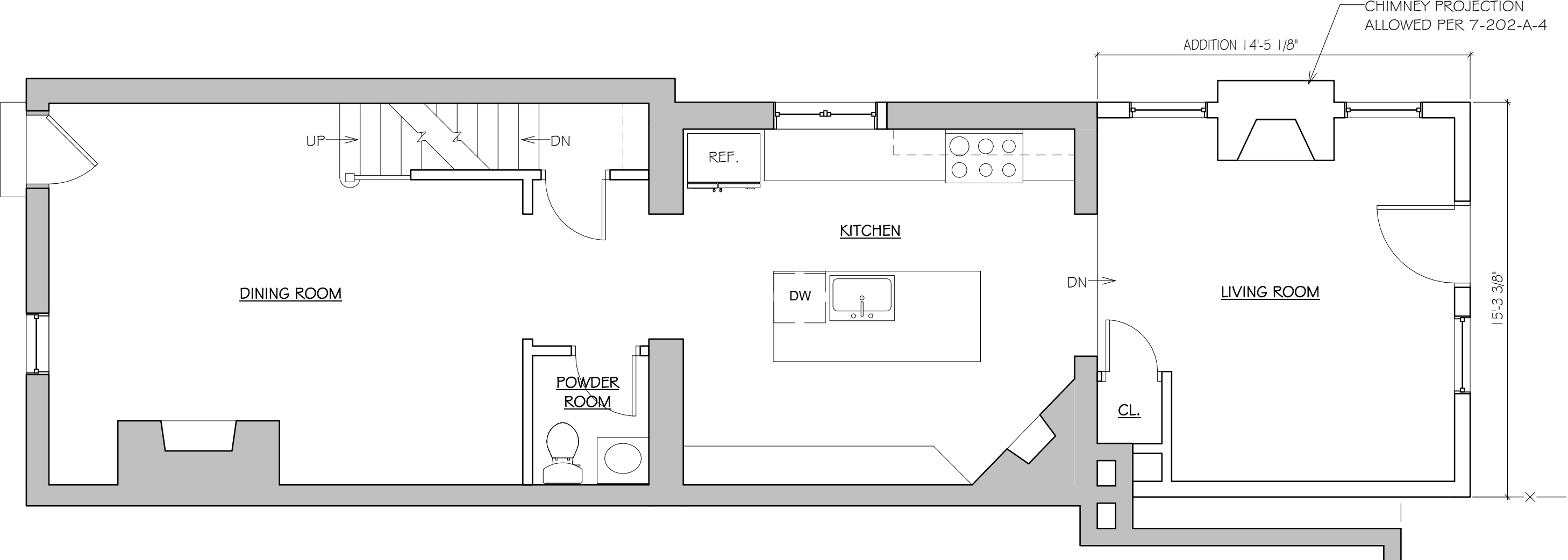
EXISTING PROPERTY SF: 100' X 21.14' = 2,114 SF
MIN. REQUIRED OPEN SPACE: 2,114 SF X 40% = 845.6 SF
PROPOSED OPEN SPACE SF: 232 SF + 614 SF = 846 SF



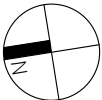
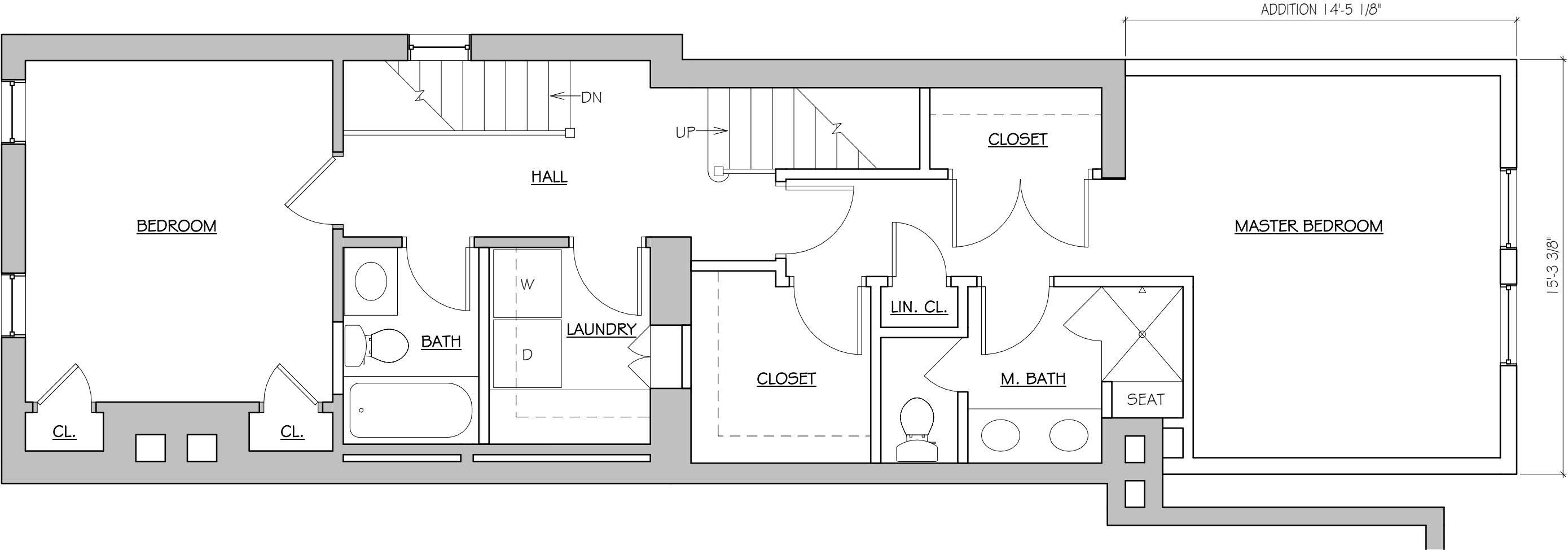
Revised



Revised

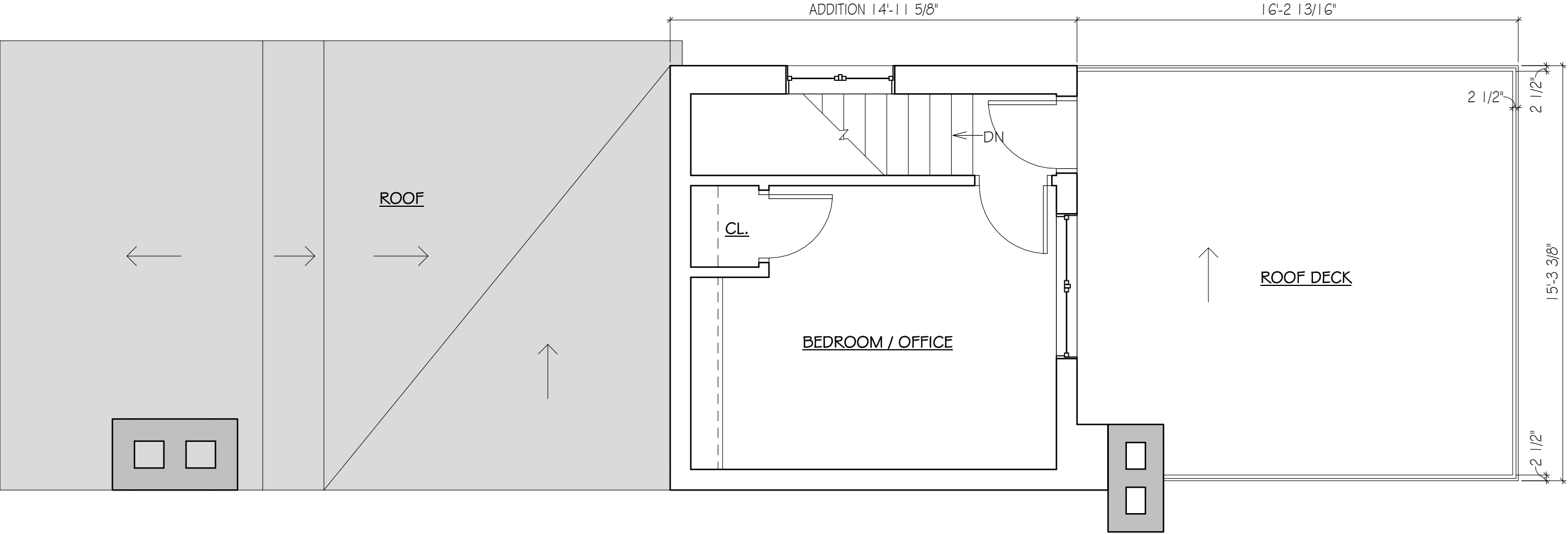


Revised



Revised

BZA# 2016-00018
Application Materials
1208 Prince Street
12/12/2016



Cole&DennyArchitects

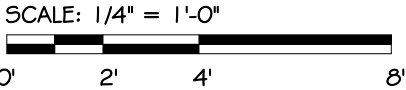
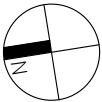
333 North Fairfax Street
Alexandria, VA 22314

703.684.5994
coleanddenny.com

1208 Prince Street
Donovan & Mullett Residence

Third Floor Plan

BZA Submission



Revised



Cole&DennyArchitects

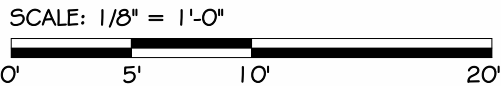
333 North Fairfax Street
Alexandria, VA 22314

703.684.5994
coleanddenny.com

1208 Prince Street
Donovan & Mullett Residence

Existing North Elevation

BZA Submission





Revised

BZA# 2016-00018
Application Materials
1208 Prince Street
12/12/2016



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1208 Prince Street
Donovan & Mullett Residence

Existing East Elevation

BZA Submission

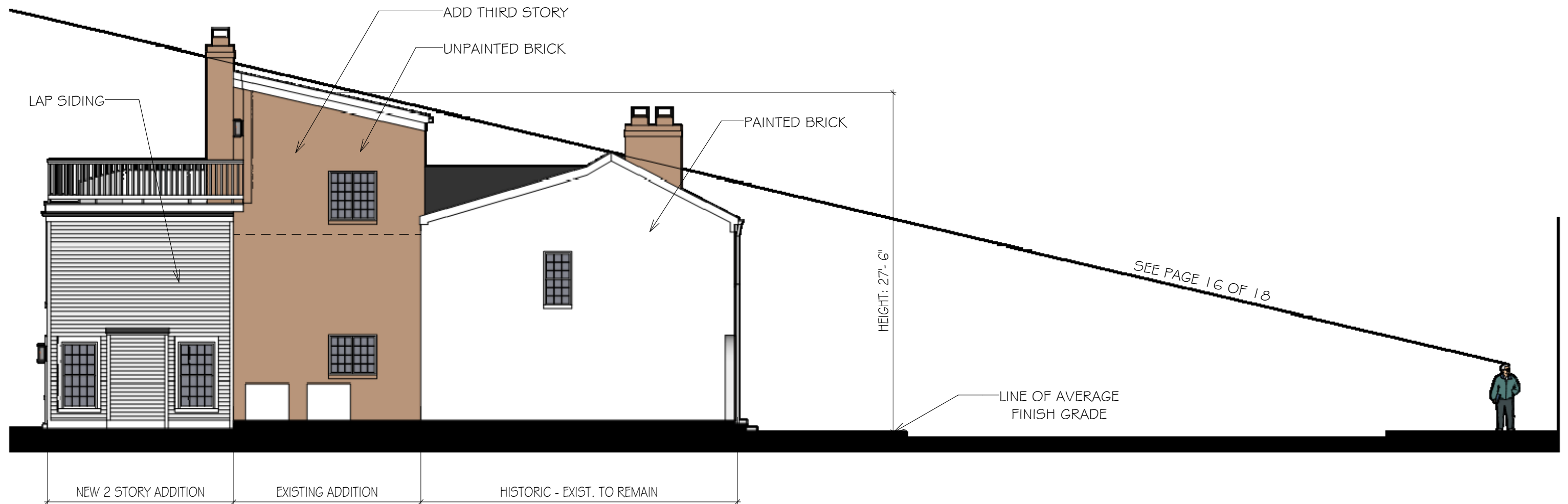
37

SCALE: 1/8" = 1'-0"

14 of 18

PROJECT NO.: 15018

DATE: 11/28/16



Revised

BZA# 2016-00018
Application Materials
1208 Prince Street
12/12/2016



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Alexandria, VA 22314

703.684.5994
coleanddenny.com

1208 Prince Street
Donovan & Mullett Residence

View from Prince Street

BZA Submission

16 of 18

PROJECT NO.: 15018

DATE: 11/28/16

Revised



Cole&DennyArchitects

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Alexandria, VA 22314

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1208 Prince Street
Donovan & Mullett Residence

Proposed South Elevation

BZA Submission

40

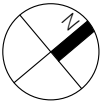
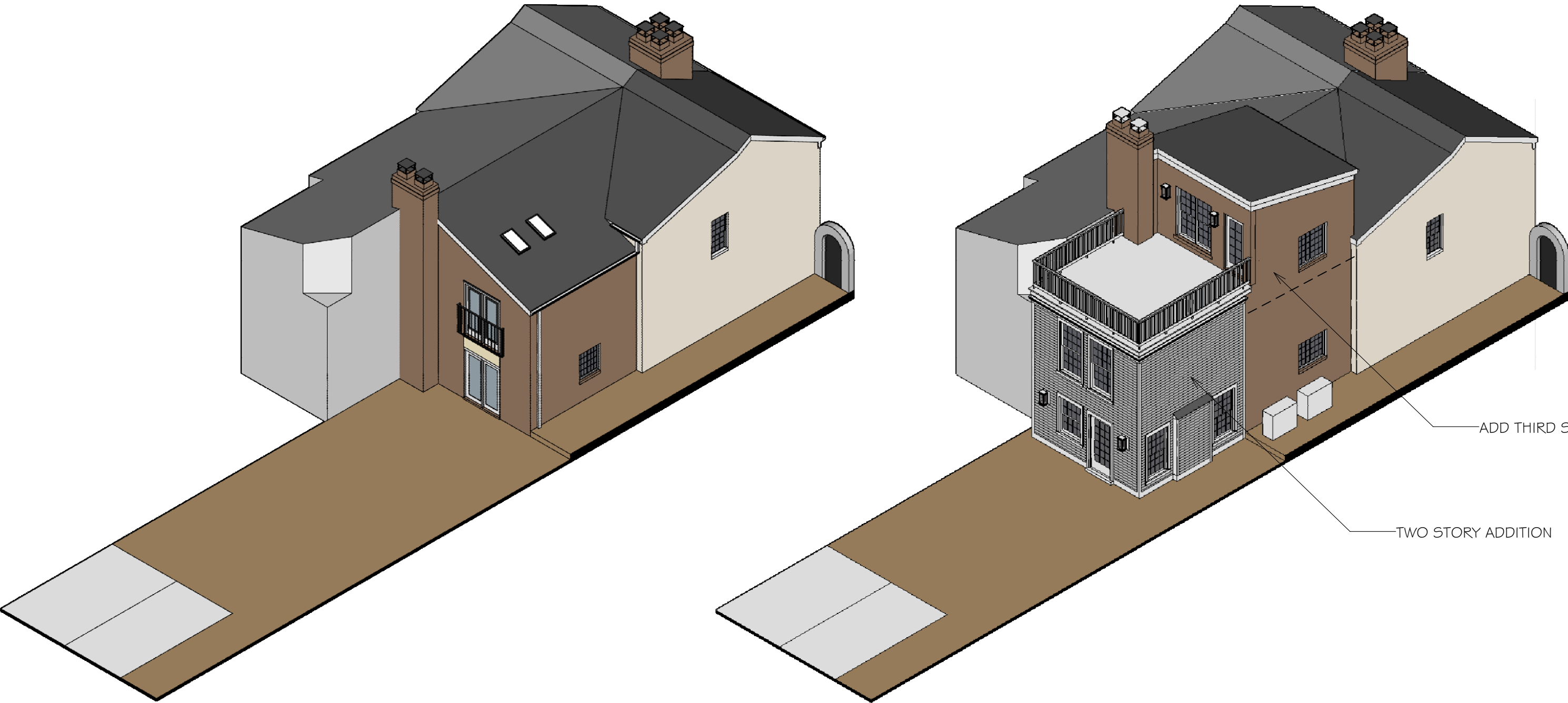
SCALE: 1/4" = 1'-0"

17 of 18

PROJECT NO.: 15018

DATE: 11/28/16

Revised





B

DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 1208 Prince Street Zone CL

A2. 2114 x 0.75 = 1585.5
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	407	Basement**	407
First Floor	659	Stairways**	0
Second Floor	659	Mechanical**	69.9
Third Floor	N/A	low ceiling	18.2
		Total Exclusions	495.1
Total Gross *	1725		

B1. Existing Gross Floor Area *
1725 Sq. Ft.
B2. Allowable Floor Exclusions**
495.1 Sq. Ft.
B3. Existing Floor Area minus Exclusions
1229.9 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	221.4	Stairways**	215.8
Second Floor	217.6	Mechanical**	25.9
Third Floor	235.3	Other** low ceiling	100.8
Porches/ Other	N/A	Total Exclusions	342.5
Total Gross *	674.3		

C1. Proposed Gross Floor Area *
674.3 Sq. Ft.
C2. Allowable Floor Exclusions**
342.5 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
331.8 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1561.7 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 1585.5 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

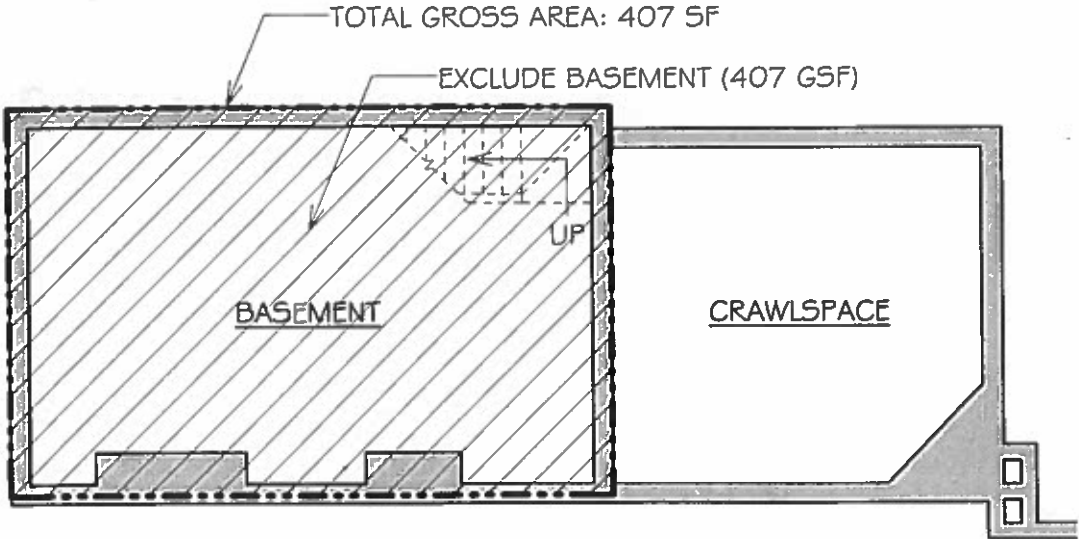
E. Open Space Calculations

Existing Open Space	807
Required Open Space	845.6
Proposed Open Space	846

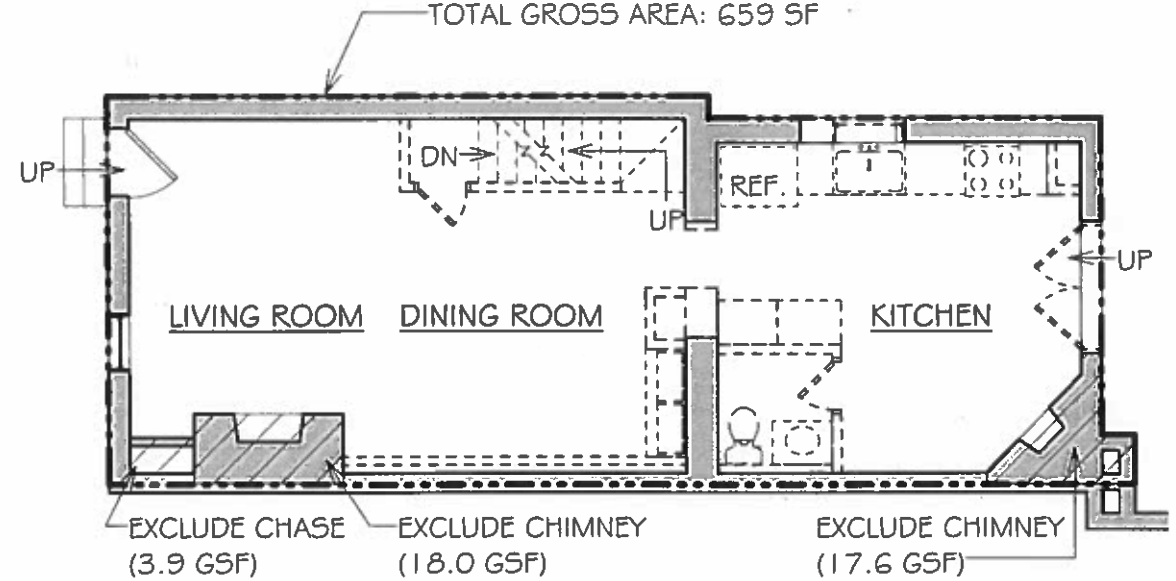
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Michael Detomo, Cole & Denny Architects Date: 12-29-2016

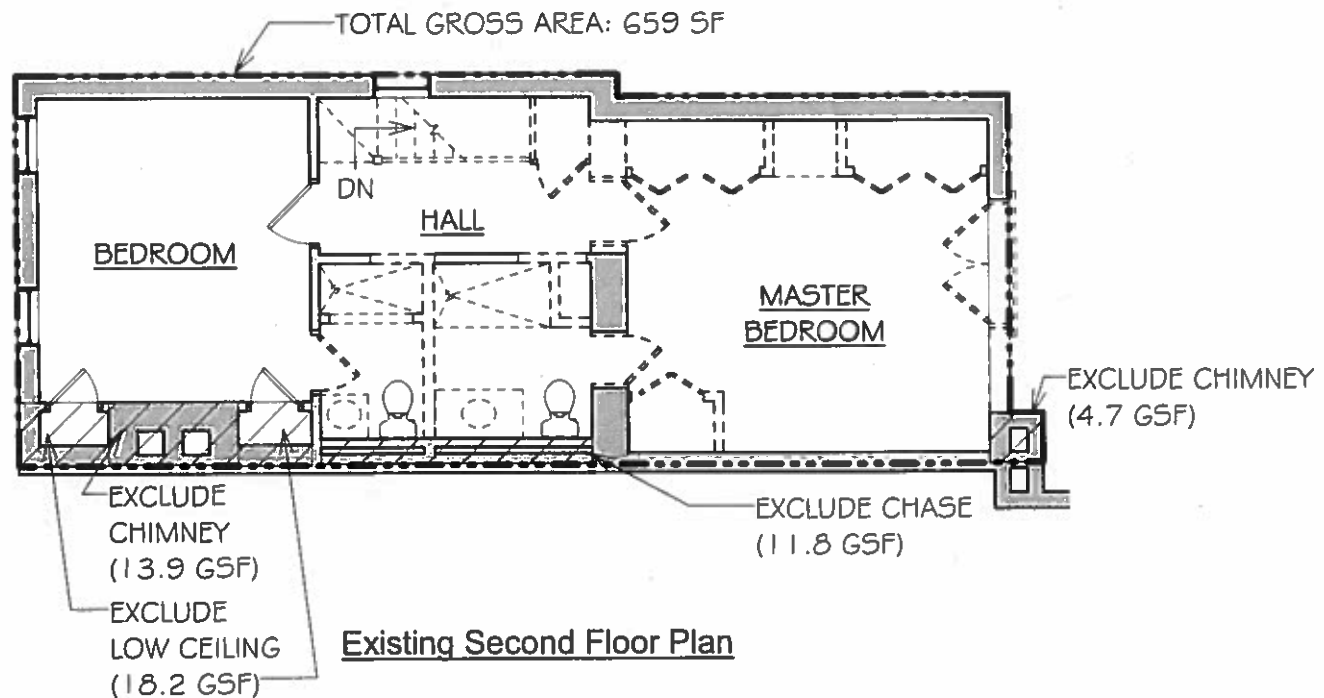
BZA # 2016-0018
1208 Prince Street
Application/Materials
01/03/2017
REVISED



Existing Basement Floor Plan



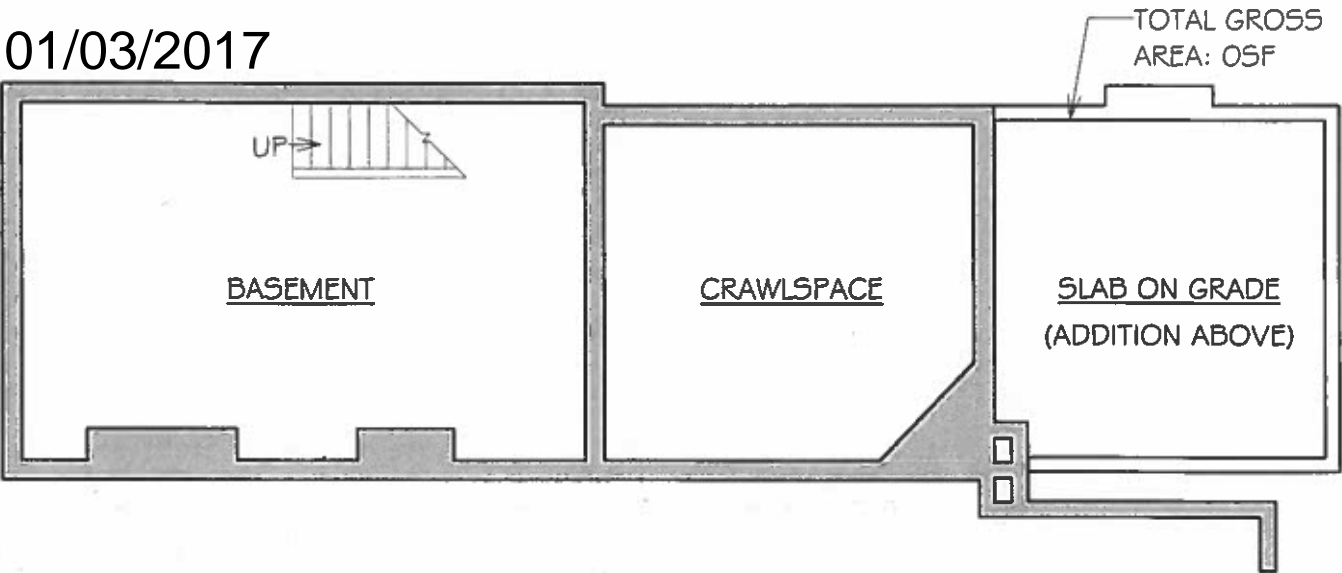
Existing First Floor Plan



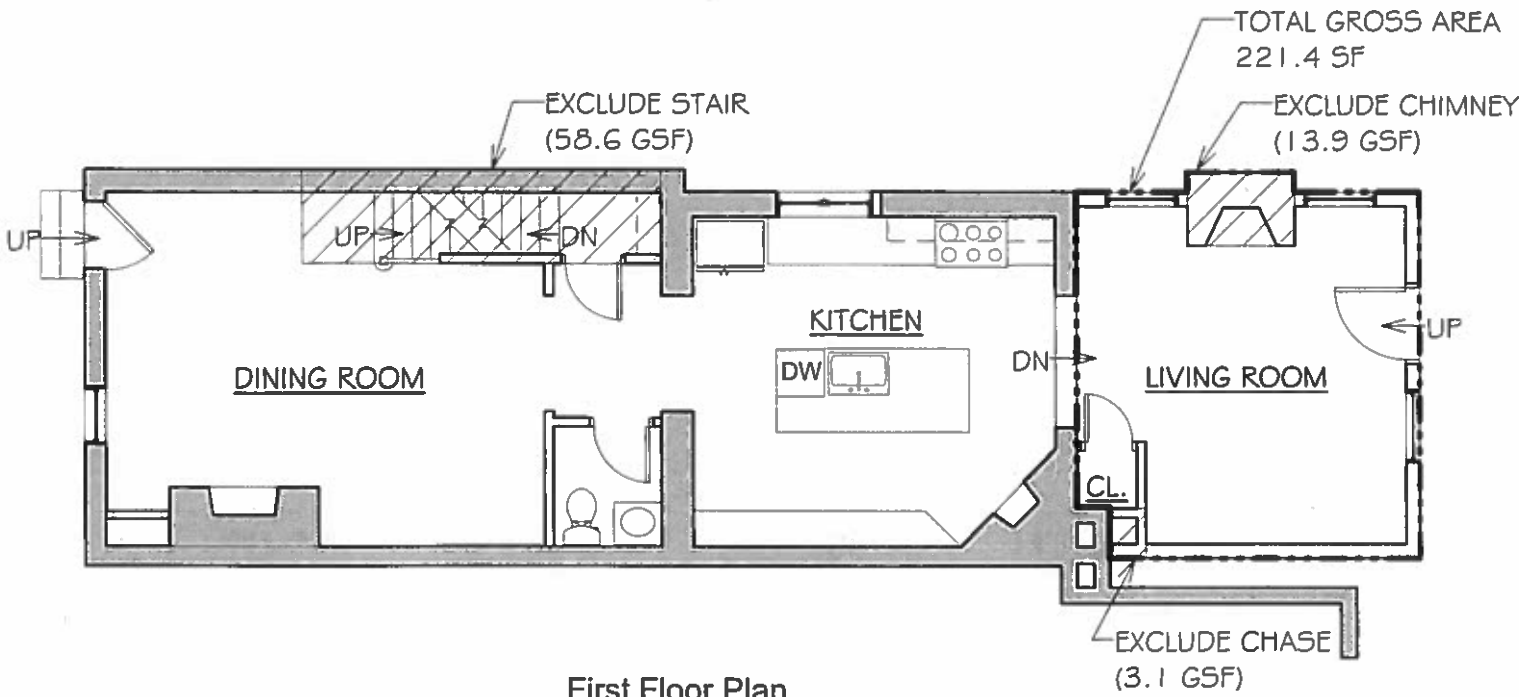
Existing Second Floor Plan

EXCLUSIONS				
	BASEMENT	STAIRWAYS	MECHANICAL	LOW CEILING
	407 GSF		3.9 GSF	18.2 GSF
			18.0 GSF	
			17.6 GSF	
			13.9 GSF	
			11.8 GSF	
			4.7 GSF	
TOTAL	407 GSF	0 GSF	69.9 GSF	18.2 GSF

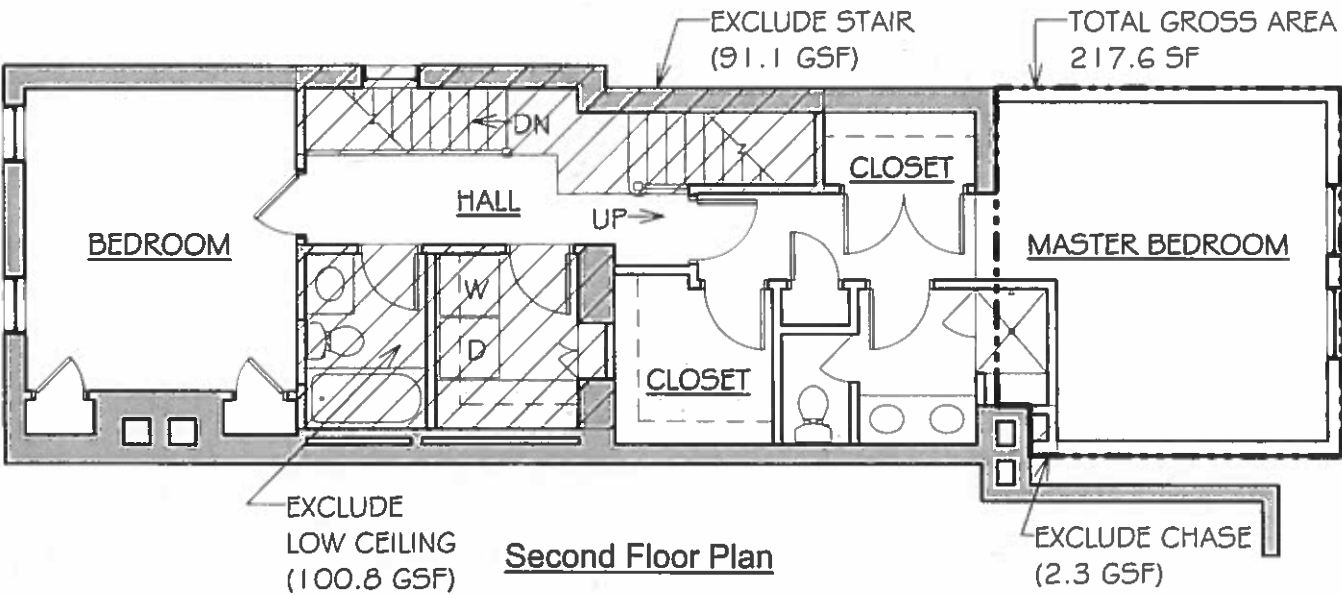
BZA # 2016-0018
1208 Prince Street
01/03/2017



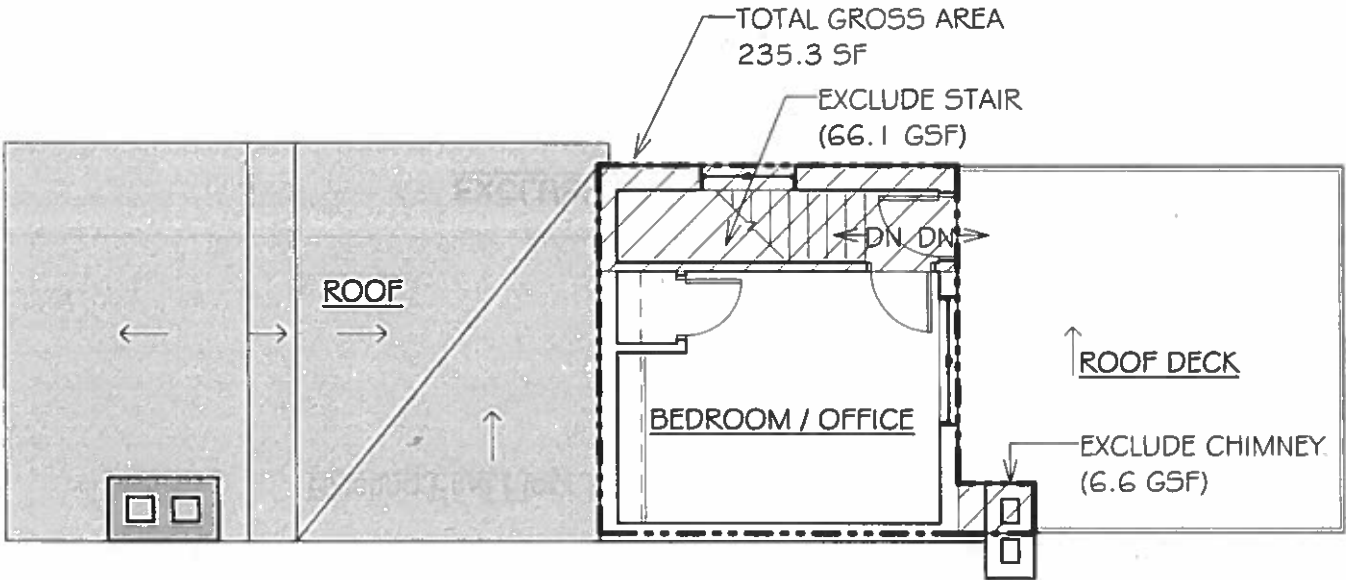
Basement Floor Plan



First Floor Plan

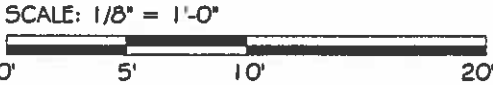


Second Floor Plan



Third Floor Plan

EXCLUSIONS				
	BASEMENT	STAIRWAYS	MECHANICAL	LOW CEILING
	0 GSF	58.6 GSF	13.9 GSF	100.8 GSF
		91.1 GSF	3.1 GSF	
		66.1 GSF	2.3 GSF	
			6.6 GSF	
TOTAL	0 GSF	215.8 GSF	25.9 GSF	100.8 GSF



AC Waiver – Supplemental Information Form

BZA # 2016-0018
1208 Prince Street
Application/materials
01/03/2017

1. Subject Property Address 1208 Prince Street

2. Property owner Corey Donovan & Jennifer Mullett

3. Name of the company to install A/C unit TBD

4. A/C unit manufacturer TBD

5. Type of A/C unit: ☐ Gas ☒ Electric BTU TBD

6. Size of A/C unit (length & width or diameter) TBD

7. Height of A/C unit TBD

8. Approximate distance from A/C unit to nearest adjacent building (not on subject property) ref 7 feet 12 ft ref

9. Is the adjacent building in #8 air-conditioned? yes

10. List other possible location(s) for A/C unit and why the unit cannot be placed there. ref none

ref rooftop - can be seen from alley or backyard - impact to more neighbors ref

11. Distance between the condenser unit and air handler inside 30 ft

12. Does the applicant propose to screen around the A/C unit? Yes

If yes, explain how it will be screened. Fence on property line will screen the units.

13. Address of the adjacent property owner 1206 Prince Street

14. Has the location been explained to the adjacent property owner? Yes

If yes, does the adjacent property owner have any objection to the location of the A/C unit(s)? ref No objection. when adjacent to chimney ref

I, Mary Peterson, the owner of record of the property at 1208 Prince Street, have no objection to the location of the proposed A/C condenser unit(s) as described on this form and as shown on the attached survey.

M. Peterson
(Signature of Adjacent Property Owner)

Mary E. Peterson
(Print Name)

December 22, 2016
(Date)